

**Meadow Crest Lane  
Home Owner's Association  
Waterbury, VT 05676  
(Joseph Greene, 2 Meadow Crest Lane)**

April 11, 2005

State of Vermont  
Public Service Board  
112 State Street, Drawer 20  
Montpelier, VT 05620-2701

Reference: PSB Docket No. 7032, Lamoille County 115 kV Project

**PREFILED DIRECT TESTIMONY OF MEADOW CREST LANE HOMEOWNER'S  
ASSOCIATION**

My name is Joseph E. Greene. I am a registered architect in the states of Vermont, New York, and New Hampshire. I am the principal and owner of Joseph Architects, LLC., 25 Crossroad, Waterbury, Vermont. I have 20 years experience within the field of Architecture with the last 9 years as a professionally licensed architect. I am also a member of the Waterbury Planning Commission and have served in this capacity for the past five years.

On behalf of the Meadow Crest Lane Home Owner's Association, I offer the following testimony.

Meadow Crest Lane consists of eighteen individually owned residential properties and shared common land. Several of these properties contain an existing right-of-way by Green Mountain Power for the existing 35kV transmission line that is being proposed for use by the new 115kV project.

I am familiar with the requirements of Act 250 Criterion 8 and the analysis of the *Quechee Lakes* test. Under the test, the first question is whether the project will have an

adverse effect on aesthetics. Essentially, the question is whether the Project will be in harmony with its surroundings, that is, whether it will “fit” the context within which it is located. It is our opinion that the Project does not fit the context within which it is to be located.

### **The Project will have an adverse effect on Aesthetics**

The nature of the Project’s surrounding land uses is a combination of rural, residential, neighborhoods. With poles potentially as high as 97 feet (as compared to the present 35 foot poles and the initially proposed 56-foot poles), to us, this would constitute a major negative impact to our properties.

The estimation of costs of the projects both as proposed and as might be achieved by alternative solutions have not been clearly set forth by Velco. We would suggest that Velco first thoroughly investigate use of alternative forms of power generation and distribution, second in utilizing alternative routes, and thirdly, in having the lines buried.

The real cost of this project has not yet been finalized and the real investment requirement of the ratepayers has not been established. Along with the undue negative impact on aesthetics, the unknown economic impact is of equal concern. This proposed project has already demonstrated a very real perception of the degradation of property values within the Meadow Crest neighborhood. Two homes have recently sold and one specifically had a deal fall-through because of the unknown final solution with regard to this matter. The other sold at a reduced price relative to the fair market value. There is a third presently on the market that is dealing with the same concerns of potential buyers

due to the uncertainty of this project's final result.

This concludes our pre-filed written testimony.